

Exhibit B – INCOME AND SALES PRICE INFORMATION

SALES PRICE LIMITS: To determine the sales price limit for the community where you intend to buy a home, check the list of targeted areas form Exhibit A. It will tell you which localities are targeted areas. If you want to buy a home in a community/township/ county not named on the List of Targeted Areas, that means the property is located in a Non-Targeted Area.

	NEW HOMES		EXISTING HOMES	
	Targeted Areas	Non-Targeted Areas	Targeted Areas	Non-Targeted Areas
Ann Arbor PMSA (Lenawee, Livingston, Washtenaw Counties)	\$128,000	\$128,000	\$105,000	\$105,000
Benton Harbor MSA (Berrien County)	\$128,000	N/A	\$105,000	N/A
Detroit PMSA (Lapeer, Macomb, Monroe, Oakland, St. Clair, Wayne Counties)	\$128,000	\$128,000	\$105,000	\$105,000
Flint PMSA (Genesee County)	\$128,000	\$128,000	\$105,000	\$105,000
Grand Rapids-Muskegon-Holland MSA (Allegan, Kent, Muskegon, Ottawa Counties)	\$128,000	\$128,000	\$105,000	\$105,000
Jackson MSA (Jackson County)	\$128,000	\$128,000	\$105,000	\$105,000
Kalamazoo-Battle Creek MSA (Calhoun, Kalamazoo, Van Buren Counties)	\$128,000	\$128,000	\$105,000	\$105,000
Lansing-East Lansing MSA (Clinton, Eaton, Ingham Counties)	\$128,000	\$128,000	\$105,000	\$105,000
Saginaw-Bay City -Midland MSA (Bay, Midland, Saginaw Counties)	\$128,000	\$128,000	\$105,000	\$105,000
Alpena, Antrim, Barry, Benzie, Branch, Cass, Charlevoix, Emmet, Gladwin, Grand Traverse, Ionia, Kalkaska, Leelanau, Manistee, Mason, Mecosta, Oceana, Sanilac and St. Joseph Counties	\$128,000	N/A	\$105,000	N/A
Alger County	\$128,000	N/A	\$96,903	N/A
Clare County	\$128,000	N/A	\$76,272	N/A
Delta County	\$128,000	N/A	\$92,369	N/A
Huron County	\$128,000	N/A	\$99,911	N/A
Iron County	\$128,000	N/A	\$85,330	N/A
Lake County	\$128,000	N/A	\$77,283	N/A
Marquette County	\$128,000	N/A	\$101,168	N/A
Missaukee County	\$128,000	N/A	\$85,507	N/A
Newaygo County	\$128,000	\$128,000	\$102,908	N/A
Osceola County	\$128,000	N/A	\$97,775	N/A
Roscommon County	\$128,000	\$128,000	\$105,000	N/A
Shiawassee County	\$128,000	\$128,000	\$105,000	\$95,312
Tuscola County	\$128,000	N/A	\$98,409	N/A
Wexford County	\$128,000	\$128,000	\$98,313	N/A
All Other Areas	\$128,000	\$128,000	\$74,495	\$60,950

INCOME LIMIT: Home buyers must meet the lower of federal and state income limits, but they must qualify according to both income limits. Currently, for purposes of **FEDERAL INCOME LIMITS**, the purchaser's gross annual family income may not exceed the limits set forth below:

FEDERAL INCOME LIMITS	In Areas Designated as “Targeted Areas”		In Areas Not Designated as “Targeted Areas”	
	Families of 2 or less persons	Families of 3 or more persons	Families of 2 or less persons	Families of 3 or more persons
Ann Arbor MSA Lenawee, Livingston, Washtenaw Counties)	\$85,290	\$100,240	\$71,600	\$82,340
Detroit PMSA (Lapeer, Macomb, Monroe, Oakland, St. Clair, Wayne Counties)	\$79,800	\$93,100	\$66,500	\$76,475
Grand Rapids-Muskegon-Holland MSA (Allegan, Kent, Muskegon, Ottawa Counties)	\$70,200	\$81,900	\$58,500	\$67,275
Lansing-East Lansing MSA (Clinton, Eaton, Ingham Counties)	\$67,920	\$79,240	\$56,600	\$65,090
All Other Areas	\$66,480	\$77,560	\$55,400	\$63,710

* The Federal law income limits are subject to change based upon the determination of the statewide and area median gross incomes published by the Department of Housing and Urban Development. The figures set forth above are based upon the currently published median incomes. **SEE STATE INCOMES LIMIT BELOW.**

For purposes of **STATE LAW INCOME LIMITS**, the purchaser's gross annual family income may not exceed the limits set forth below:

STATE INCOME LIMITS*	Metropolitan Areas (the following counties)
Allegan, Bay, Berrien, Calhoun, Clinton, Eaton, Genesee, Ingham, Jackson, Kalamazoo, Kent, Lapeer, Lenawee, Livingston, Macomb, Midland, Monroe, Muskegon, Oakland, Ottawa, Saginaw, St. Clair, Van Buren, Washtenaw, Wayne	\$56,650
All Other Areas	\$44,000

* All income received by all adult members of the household must be counted.

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